

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 21, 2023**

SUMMARY

A request by Allstate Consultants (agent), on behalf of Rock Ivy, LLLP and Thomas K. Gordon (owners), to rezone 24.23 acres of property from the A (Agriculture) and R-1 (One-Family Dwelling) districts to the M-C (Mixed-use Corridor) district. The subject site is located on the east and west side of Fairview Road between Bernadette Drive and Worley Street, and is addressed as 700 Fairview Road. **(Case # 33-2024)**

DISCUSSION

The applicants are seeking approval to rezone 24.23 acres of property located on either side of Fairview Road southwest of the Columbia Mall. The majority of the parcel is currently zoned A (Agriculture District), however, a small portion at the southern end of the parcel is currently zoned R-1. The residential portion of the parcel is located on the northeast corner of the intersection of Fairview Road and West Worley Street. The applicants wish to generate interest in the property with the proposed M-C zoning. A concurrent request seeking approval of a 5-lot preliminary plat to be known as "Gordon Farms" is being considered under Case # 34-2024.

The applicants approached staff in August 2023 requesting a concept review of a potential self-service storage facility on a 3-acre portion of the subject acreage that was , located immediately west of the Target wing of the Columbia Mall (Lot 3 of the Gordon Farms Preliminary Plat). Given the proposed use was not permitted within the A (Agriculture) zone, staff recommended that the owner should consider a comprehensive rezoning for the entire parcel, noting that rezoning just the 3-acres would be considered a spot-zone given that the balance of the tract would remain within the A and R-1 zoning districts.

Staff expressed that it was not supportive of the proposed location of the storage facility, but suggested that the parcel immediately to the north (proposed Lot 1 and/or Lot 2, Gordon Farms Preliminary Plat) was a more-desirable location. This location would provide better access due to its location at the intersection of Bernadette Drive (major collector) and Fairview Road (minor arterial) and result in fewer potential land use conflicts given it would be adjacent to an existing City electric substation. Staff further informed the applicant that development at this intersection would trigger the extension of Bernadette Drive through the subject parcel westward, which would provide a secondary access to the storage facility as it extended further west to its planned connection to I-70 Drive Southwest.

Staff has concerns about the potential impacts of the proposed M-C zoning given its speculative nature. The M-C district would allow the parcel to be developed with the broadest range of high-traffic uses permitted by the UDC without the need for any further zoning approvals, such as a site plan or conditional use permit. Contextual zoning and land uses range from a mix of residential and open space to the southwest, to M-N (Mixed-use Neighborhood) and M-BP (Mixed-use Business Park) south of Worley Street, to PD zoning on the Columbia Mall parcel to the east.

The subject site is a logical transitional zone between the intensive commercial uses fronting on Stadium Boulevard and the residential neighborhood west of Fairview. Given the parcel's location, staff would typically seek to "step-down" the intensity across the transitional area. However, the Fairview corridor provides a clear demarcation and buffer between any potentially conflicting uses. Furthermore, the parcel along the western edge of the Gordon Farms tract as well as the parcel south of Worley and

east of Fairview are City-owned greenspaces. The parcel north of Worley is crossed by a branch of Harmony Creek and is significantly encumbered with floodplain. The parcel south of Worley was obtained in a donation from MBS Realty Partners under the condition that it, "...be maintained as a wooded natural area." Now known as Fairview Hollow Nature Area, this parcel also contains steep slopes and a drainage channel, as well as a significant utility easement and infrastructure.

Given the above considerations, the identified parcels are anticipated to remain undeveloped greenspace and will provide a buffer along the eastern boundary of the Park De Ville neighborhood from any future uses on the Gordon Farms tract. The City Traffic Division design for the Fairview and Worley intersection improvements reflects a desire to avoid impacting these areas, while improving traffic flows through the intersection with additional turn lanes. These improvements, however, are not currently included in the list of capital improvement projects.

The anticipated traffic impacts on the subject tract if rezoned M-C are expected to require a traffic impact analysis (TIA) given most development permitted within the M-C district will generate more than 100 vehicle trips during the peak hour. Recommendations of the TIA would then dictate any necessary improvements to the roadway network in the vicinity of the development tract and assign a proportionate share of the cost of such improvements for each new user on the tract.

Given the UDC provisions with respect to addressing the potential traffic impacts of a more intense zoning and the existence of a permanent greenspace buffer to the west of the property, staff believes the proposed M-C zoning on the acreage is appropriate. The land use context to the east and north of the subject site are generally consistent with the M-C designation. Furthermore, given the site has access to both a major collector (Bernadette) and minor arterial (Fairview) there is sufficient public infrastructure in place to serve potential commercial users.

RECOMMENDATION

Approval of the requested rezoning to the M-C district.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Proposed Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	24.23 acres
Topography	Steadily increasing slopes from northeast to southwest
Vegetation/Landscaping	Wooded, invasive cedars along eastern edge of parcel
Watershed/Drainage	Perche Creek
Existing structures	None

HISTORY

Annexation date	1969
Zoning District	A (Agriculture) and R-1 (One-Family)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Not a legal lot.

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

Fairview Road	
Location	Bisecting parcel from NE to SW
Major Roadway Plan	Minor Arterial – additional ROW required with concurrent platting action
CIP projects	N/A
Sidewalk	Required, only installed on Columbia Mall frontage

Worley Street	
Location	Southern edge of parcel
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Required

Bernadette Drive	
Location	Stubs into NE corner of parcel
Major Roadway Plan	Major Collector, extension required with concurrent platting action
CIP projects	N/A
Sidewalk	Required along extension into subject parcel

PARKS & RECREATION

Neighborhood Parks	None adjacent to site
Trails Plan	Proposed spur Harmony Creek Trail, near SW corner of parcel (offsite)
Bicycle/Pedestrian Plan	Fairview, Worley, Bernadette all blue routes (key to bicycle/pedestrian connectivity)

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via public information postcards on November 16th, 2023 of the pending action. Property owner letters were sent, and an ad was placed in the Columbia Daily Tribune on December 5th, advertising the public hearing relating to the permanent zoning of the property.

Notified neighborhood association(s)	Park Deville Neighborhood Association, Park De Ville Place Homeowner Association
Correspondence received	None